



Wydene, Peelings Lane, Westham, Pevensey, BN24 5HG

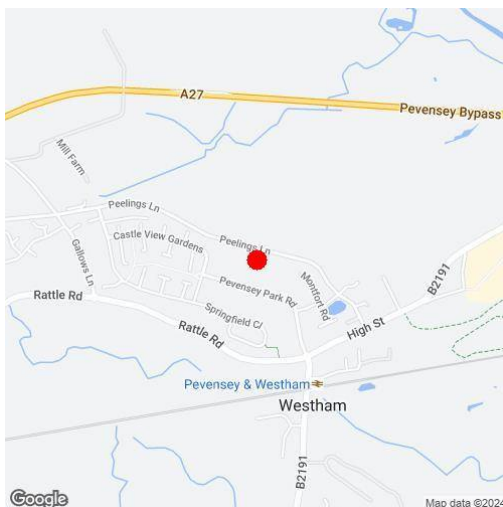
Price £610,000 | Freehold

**LS** Leaper  
Stanbrook

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An outstanding three bedroom detached house located on a quiet lane in a semi-rural position in the historic village of Westham, although secluded the property is within close proximity to Westham village high street, train station and boasts countryside views and large gardens. This delightful property has many features and benefits and enjoys accommodation comprising entrance hall, sitting room, kitchen with a range of floor and base units, breakfast bar opening into the large conservatory/family room overlooking the rear garden. There is a ground floor bathroom, ground floor bedroom and there are two further bedrooms to the first floor. The property is set well back from the road and has a large garden to the front mainly laid to lawn with shrubs, plants and a large drive providing off road parking for several vehicles leading to a detached pitched roof garage. A particular feature of this wonderful property is the secluded and well stocked rear garden with fish pond, summer house, greenhouse, spacious lawned area, patio and a variety of well established plants, shrubs and trees. Further benefits include double glazing and gas central heating.





### At a Glance:

- Three bedroom detached house
- Historic Westham village location
- Sitting room
- Large conservatory/family room
- Modern kitchen
- Large driveway and detached garage
- Modern ground floor bathroom
- Secluded well established gardens
- Countryside views
- Double glazing and gas central heating

### Accommodation:

**KITCHEN**  
10'4" (3.15m) x 6'8" (2.03m)

**SITTING ROOM**  
13'3" (4.04m) x 10'2" (3.1m)

**DINING ROOM**  
12'6" (3.81m) x 10'7" (3.23m)

**CONSERVATORY**  
19'4" (5.89m) x 14'8" (4.47m)

**DOWNSTAIRS BEDROOM 2**  
12'4" (3.76m) x 9'3" (2.82m)

**BATHROOM**

**STAIRS TO FIRST FLOOR  
LANDING**

**BEDROOM 1**  
14'7" (4.45m) x 10'0" (3.05m)

**BEDROOM 3**  
11'5" (3.48m) x 9'5" (2.87m)

**OUTSIDE:**

**FRONT & REAR GARDENS**

**DRIVEWAY PARKING FOR  
SEVERAL VEHICLES**

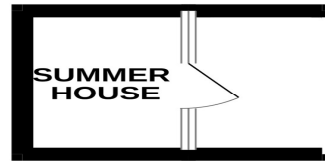
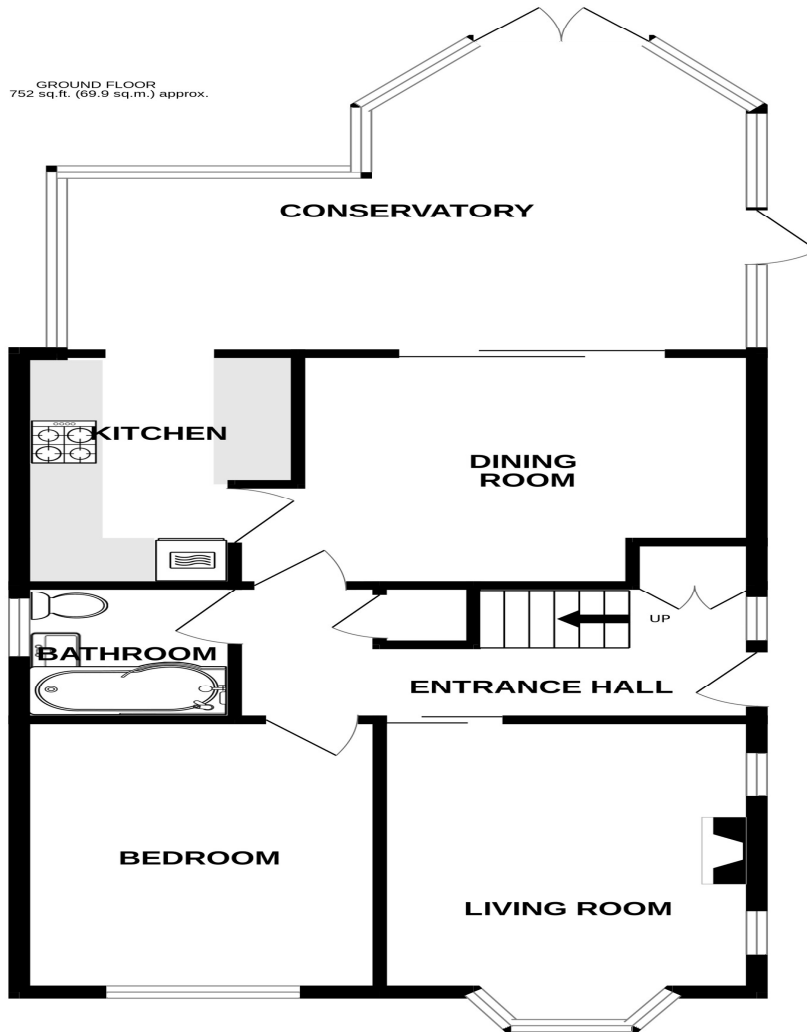
**GARAGE**

**COUNCIL TAX:**  
Band "E"

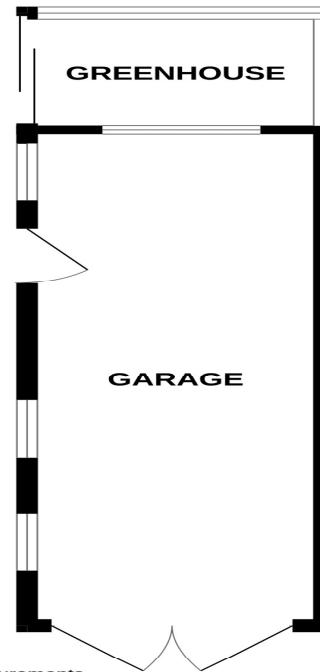
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"D"



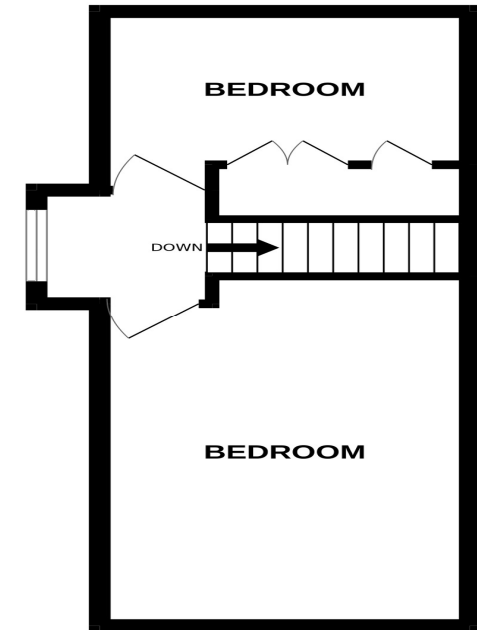
GROUND FLOOR  
752 sq.ft. (69.9 sq.m.) approx.



DETACHED GARAGE  
227 sq.ft. (21.1 sq.m.) approx.



1ST FLOOR  
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA : 1289 sq.ft. (119.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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